

Planning Commission Date: September 27, 2004

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Kim Duncan

Public Hearing: Yes: X No:

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TITLE: "S" ZONE APPROVAL NO. SZ2004-3, USE PERMIT NO. UP2004-7 AND EA2004-8

Proposal: Request to construction a new 47,990 square foot multi-purpose animal facility with associated site improvements including the removal of 13 protected trees, an ancillary retail shop, a dog park and compact parking, located in the Ames Industrial Park at 901 Ames Avenue.

Location: 901 Ames Avenue (APN 86-31-006)

RECOMMENDATION: Approval with conditions.

Applicant: Humane Society of Silicon Valley, c/o George Miers, 1150 Moraga Way, #150, Moraga, CA 94556

Property Owners: Humane Society of Silicon Valley, c/o Christine Benninger, 2530 Lafayette Street, Santa Clara, CA 95050-2602

Environmental Info: Initial Study and Mitigated Negative Declaration No. EA2004-8

General Plan Designation: Manufacturing and Warehousing

Present Zoning: Heavy Industrial ("M2")

Existing Land Use: Vacant Industrial Building

Agenda Sent To: Applicant/owner/Project Manager, Scott Merry, Meracon Corporation, 1572 Elon Lane, Encinitas, CA 92024

Attachments: Plans, project description, traffic impact analysis and addendums, parking study, initial study and mitigated negative declaration, burrowing owl study, risk assessment, light fixture details.

PJ No. 3176

BACKGROUND

On May 2, 1958, the Planning Commission approved an 'S' Zone application for the construction of a 12,096 square foot industrial building (Holland-Pacific Hitch Company) in the Ames Industrial Park. Subsequent Planning Commission approvals include 'S' Zone Approval Amendments for a 10,500 square foot building addition in 1966 and a new 46,354 square foot building in 1984.

Site Description

The proposed project is located on a 4.86-acre parcel located on the north side of Ames Avenue, midway between Sinclair Frontage Road and Berryessa Creek, south of Yosemite Drive. The northern portion (rear) of the parcel is currently developed with an approximately 57,000 square foot vacant industrial building, previously occupied by Holland-Pacific Hitch Company. Approximately 2.2 acres on the southern portion (front) of the site is not developed and consists of an open, disked field. Landscaping along the perimeter of the property consists of street trees and a grass berm along Ames Avenue, chain link fencing on the sides and rear of the property and oleanders along the east and west property lines. A row of thirteen (13) London Plantrees (*Platanus acerfolia*) trees is located between the developed and undeveloped portions of the parcel. Access to the site is provided off Ames Avenue by two driveways located along the east and west portions of the property.

Adjacent to the project site is the EMS Recycling Company (former Great Western Chemical Company) to the east, Micro-Scientific Glass Blowing to the west and Union Pacific Railroad right-of-way to the north. Surrounding parcels are developed with heavy industrial and warehouse buildings, constructed primarily of white concrete tilt-up and molded metal, with occupants such as King Stucco, Floor Seal, US Filter, Infinity Packaging, and HK Tooling & Design.

THE APPLICATION

The applicant is requesting approval of a 'S' Zone application, pursuant to Section 42.00 (Site and Architecture Review) for the construction of a one (1)-story building with related site improvements, including the removal of protected trees and parking modifications (pursuant to Section 53.06, Off-Street Parking-Uses Not Specified-for off street parking facilities), and a Use Permit for a dog park (pursuant to Section 57.02-10-Conditional Uses Permitted by Commission-Park, Playground), compact parking (pursuant to Section 57.02-18-Modifications to Parking Requirements), and ancillary commercial retail sales (pursuant to pursuant to Section 31.03-11-Retail commercial uses necessary to serve and appropriate to the industrial area) of the zoning ordinance.

The proposed animal facility is a permitted use in the Heavy Industrial (M2) district pursuant to Sections 31.02-1 and 30.02-8 (Veterinary clinics, hospital or kennel).

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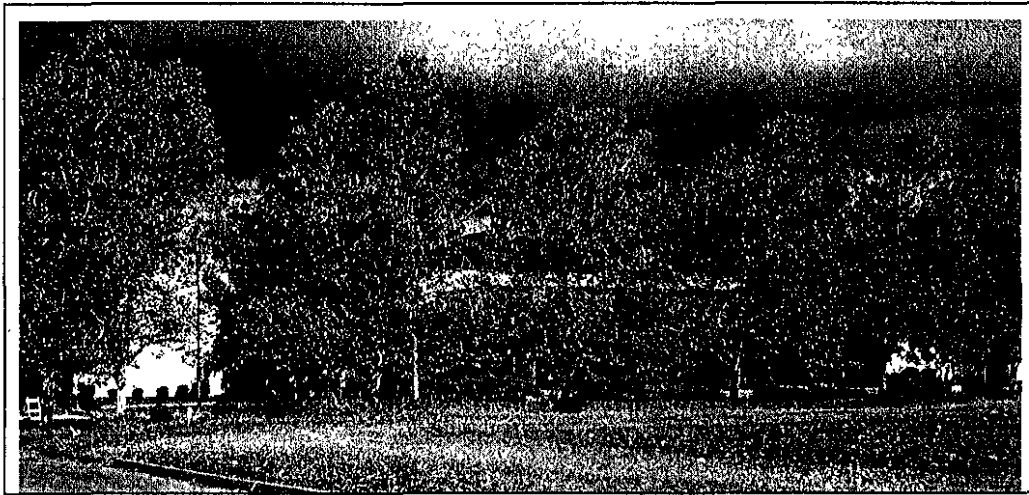
Project Description

The applicant is requesting Site and Architectural approval for the demolition of an existing 58,000 square foot industrial building and development of a new 47,990 square foot, one-story building with site improvements and parking modifications for a multi-purpose animal facility.

In addition, the applicant is requesting Use Permit approval for a dog park, 19 compact parking spaces and ancillary retail sales, located in a heavy industrial district (Ames Industrial Park). The new animal facility would include rooms for animal daycare, boarding, socialization, pet store, medical/surgical rooms, holding areas, exercise courtyards, behavioral evaluation, classrooms, ancillary snack area and administrative offices. Site improvements are proposed in 2 phases to allow the applicant flexibility to develop the project within fundraising parameters. The site improvements include an outdoor “no leash” dog park, walkways, exercise areas, fencing and landscaping, as shown below:

Proposed Site Improvements for the Humane Society of Silicon Valley

<i>Phase I</i>	<i>Phase II</i>
<ul style="list-style-type: none"> Outdoor dog park 	<ul style="list-style-type: none"> Subdivision of dog park to large and small dog areas, separated by pedestrian walkway with two circular trellises, benches, vinyl clad chain link fencing and landscaped berms
<ul style="list-style-type: none"> Parking 	<ul style="list-style-type: none"> Enhanced “art fence” around dog park and exercise areas
<ul style="list-style-type: none"> Pedestrian walkways 	<ul style="list-style-type: none"> Secondary pathways scored-concrete
<ul style="list-style-type: none"> Vinyl clad chain link fencing around the dog park, exercise areas and perimeter of property 	<ul style="list-style-type: none"> Inset concrete radiating bands at entry and visitor parking area
<ul style="list-style-type: none"> Scored-concrete walkway at entrance 	<ul style="list-style-type: none"> Animal plant sculptures (topiaries)
<ul style="list-style-type: none"> Decomposed granite for overflow parking areas and secondary pathways 	<ul style="list-style-type: none"> 4 additional exercise areas
<ul style="list-style-type: none"> Security gates to staff parking areas 	<ul style="list-style-type: none"> 3-foot tall bollards and topiaries at circular drop-off
<ul style="list-style-type: none"> Lighting-perimeter, building 	<ul style="list-style-type: none"> Additional landscaping
<ul style="list-style-type: none"> Modified site landscaping 	
<ul style="list-style-type: none"> Monument sign 	



View of project site from Ames Avenue

Hours of operation of the facility include: spay/neuter clinic and Doggie Day Care (7:00 a.m. to 7:00 p.m.), public adoption (10:00 a.m. to 5:00 p.m.), Dog Park (7:00 a.m. to 8:00 p.m.-members only), administration and staff support (8:00 a.m. to 5:00 p.m.), with classroom uses and boarding hours on an as needed basis.

Access to the animal facility would be provided by two existing driveways located off Ames Avenue. The driveways, located on the west and east portions of the parcel, provide two way access to public and staff parking areas. All project parking would be provided on site.

“S” ZONE APPLICATION

A. Site and Architectural Compatibility with Surrounding Development

1) Site layout

The applicant is proposing to locate a one-story, ‘L’ shaped building at the rear and eastern portion of an existing rectangular parcel. The building footprint will be setback from the property lines approximately 94 feet from the front, 63 feet from the rear, 47 feet from the east side, and 62 feet from the west side. A circular entryway is located central to the main building, between the east and west wings. West of the circular entrance is a family “get acquainted” area, along with landscape areas, medical clinic entrance and public surrender area. Three “Get Acquainted” areas and an adoption garden are located east of the circular entryway. Entrances to classrooms, doggie daycare and boarding/grooming areas are located under an exterior patio at the front of the east wing. In addition, an outdoors exercise courtyard and trash enclosures are located at the rear of the building.

The proposed members-only dog park is located in an approximately 23,000 square foot fenced area at the front of the facility parcel along the south property line. The park would provide a no-leash area for dogs to exercise and interact with their owners and other dogs. Phase I

development of the park includes an open lawn area enclosed by a vinyl clad chain link fence with climbing vines on the fence. Landscaping surrounding the park includes decorative shrubs, such as Pink Floral Carpet, Fortnight Lily and Wayside. The existing rows of mature London Plane trees located to the north of the Dog Park and the row of Ash along Ames Avenue would remain. A separate concrete exercise area (#1) is located at the northeast corner of the park. Access to the park is provided at the southwest and northeast corners, as well as in front of the Doggie Daycare wing. Phase 2 development of the site includes division of the dog park into two (2) parks for small and large dogs, pedestrian walkway, 2 circular trellises, three (3) new exercise areas and additional landscaping.

Direct vehicular access to the animal facility would remain off of Ames Avenue at the two existing driveways located on the eastern and western portions of the site. A surface driveway and parking lot is located along the perimeter of the parcel, with secured parking for staff at the rear. Public parking areas are provided at the front, along the west property line and front of the building with a turn-around. Landscaped areas and scored walkways line the entire perimeter of the building.

2) Building Architecture

The architectural design of the proposed building consists of a circular main entryway with a 30' 8" tall, elevated roof, horizontal overhang, windows and sandstone walls. In addition, painted metal animal figurines are located on the metal overhangs of the main entryway. There is a secondary entry to the west and office windows to the east. The east and west wings of the building are 17 feet tall with a flat roof and constructed of corrugated metal panel and 2x2 slate wainscoting. An open porch with narrow support poles is located in front of the east wing. Green glass window glazing is proposed throughout the building, including the larger windows at the building entrance. Aluminum trim is proposed for the main entry canopy fascia, window infill panels and door trims.

The color scheme proposed consists of Indian Red Rose sandstone for the main entrance walls and wainscot on the two wing buildings. The corrugated metal associated with each use will be painted with identifying colors, such as "San Juan Court" (classrooms), "Hemp Gold" (Doggie Day Care), "Memphis Blues" (boarding), and "Lake Shore" (clinic).

The applicant is proposing to locate equipment roof screening on the east and west wing buildings. The roof screen on the west wing is oval shaped and all screens would be constructed of corrugated metal and painted to match the building.

3) Landscaping

Proposed landscaping will take place in two phases: Phase I includes landscaping in the setback areas of the parcel perimeter, which range in size from 5 feet on both sides to 10 feet wide at the rear. Existing oleander shrubs along the side property lines would remain, as well as existing mature Ash trees along the front setback and a row of mature London Plane trees north of the dog park. The front setback on Ames Avenue would contain a 25 foot wide landscape area that will

provide a buffer between the street and the animal facility building. In addition, trees, shrubs and groundcovers are proposed (see landscape plans) to enhance the front entrance of the building, as well as around the perimeter of the dog park. The dog park interior will consist of fescue turf. Landscape build-out will occur during Phase II, with dog park enhancements, such as division of the Park for small and large dogs, pedestrian walkway with benches, two circular trellises and 4 additional exercise areas.

The applicant is proposing to remove 21 trees from the site, 13 of which are ordinance sized protected trees (greater than 37 inch circumference) for the development of the animal facility. The protected trees proposed for removal include six (6) London Plane (*Platanus acerifolia*) trees adjacent to the north of the proposed Dog Park and seven (7) Ash (*Fraxinus ssp.*) located in front of the existing building. However, as noted on the landscape plans (Sheet L1.1) the applicant is proposing to plant 88 new trees as part of Phase I construction and enhance tree plantings in Phase II with 8 additional tree plantings (Sheet L1.5), totaling 92 tree plantings on the project site. However, it is noted that not all proposed replacement trees are 24-inch box sized, therefore, **staff recommends** a condition that all major building accent trees and parking space shade trees shall be a minimum of 24-inch box.

4) Lighting

Lighting for the animal facility includes both building wall mounted fixtures and freestanding lights throughout the project site. Proposed site lighting will be provided by two (2) styles of ground mounted light posts throughout the project site. Both designs are constructed of spherical shaped metal domes. In addition, illuminated bollards around the circular entry of the animal facility provide low-level lighting. Furthermore, the plans indicate building sconce lighting fixtures are proposed. The photometric plan indicates adequate illumination of the site. **Staff recommends** that details of the building wall mounted light fixtures be submitted to the Planning Division for review.

5) Circulation

Direct vehicular access to the animal facility would remain off of Ames Avenue at the two existing driveways located on the eastern and western portions of the site. Both driveways provide two-way vehicular traffic to proposed public and staff parking, as well as provides path of travel circulation on the parcel perimeter. The ingress and egress of the secured staff parking area would be controlled by two security gates located on the eastern and western portions of the project site.

6) Parking

The City's parking standards do not address parking requirements for multi-purpose animal facilities, therefore the applicant submitted a parking study to assess parking needs for the project. Per Section 53.06 (Uses Not Specified), the Planning Commission can determine the requirements for off-street parking based on similar uses. The parking study assessed the maximum required parking during a.m., midday and p.m. peak demand times. According to the parking study, the peak public parking demand would occur between 10:00 a.m. and 8:00 p.m. when the public adoption area and classrooms are in use. During this time, 49 parking spaces

would be required to accommodate the public for all uses, including the spay/neuter clinic, boarding, doggie day care and dog park. Maximum peak staffing for the facility at build-out is projected to be 56 employees (including volunteers). According to the parking study, a total of 106 parking spaces are required for staff and public parking for the facility during peak parking periods.

The project plans indicate 43 parking spaces, including 19 compact stalls, provided for staff located in a secured area at the rear of the parcel. In addition, the applicant is requesting to reserve 13 additional staff spaces behind the dog-boarding wing in an unsecured area, for a total of 54 staff parking spaces. Public parking is provided at the front of the west wing, adjacent to Ames Avenue (17 spaces), and in front of the building main entrance (24 spaces). In addition, 34 overflow parking spaces are provided in a decomposed granite parking area on both sides of the west driveway, providing a total of 86 public parking spaces. The total project parking proposed on site for staff and public use is 140 parking spaces and the demand during peak periods is 105 parking spaces. In addition, the City's Traffic Engineer reviewed the Traffic Impact Analysis and parking study and determined the proposed parking provided is adequate to meet the peak demand.

7) Solid Waste

The plans indicate an approximately 270-square foot trash enclosure located at the rear of the building on the west side. The enclosure would be six (6) feet in height and constructed of split faced concrete masonry with a solid metal gate. *Staff recommends*, as a condition of approval that, prior to building permit issuance, the applicant provides details of the proposed trash enclosure painted to match the proposed building and connected to the sanitary sewer for spills and cleaning.

8) Stormwater Runoff

The new C3 Stormwater requirements apply to new developments that exceed 1 acre in size and require the surface run-off to be controlled in terms of quantity (reduced) and quality (less polluted). Consistent with these requirements, the applicant has submitted a stormwater plan that includes the implementation of landscape swales and bio-retention areas to capture, drain, and clean run-off from the impervious surfaces within the project. The run-off from the building's roofs will be drained to the landscape planters at the base of each building through the down spouts and then stored in bio-retention areas. The run-off from the paved areas will be filtered into the landscape swales and collected by the perforated underground drainage system where it is treated and then discharged into the existing drainage system located on Ames Avenue.

9) Utilities

Development standards for the industrial district require all wires, pipes, cables and utility connections placed underground or in subsurface conduits. To be consistent with this development standard, *staff recommends* a condition of approval that requires all utilities connections to be placed underground or in subsurface conduits.

10) Rooftop Equipment

As noted on the roof plans (Sheet A2.5), six (6) air conditioning units and eighteen (18) heating and fan units are proposed on the building roof top. In addition, mechanical rooftop screening is proposed in three (3) locations to conceal the equipment, including an oval shaped screen on the west wing and two (2) separate rectangular screens on the east wing. According to plans, all rooftop mechanical equipment shown is below the proposed roof screen, except one air conditioning unit (A-5). **Staff recommends**, as a condition of approval, that prior to building permit issuance, the applicant submits details of air conditioning unit A-5, along with a cross section of roof and roof screen, to ensure the air conditioning unit will reside at or below the building rooftop screen on all elevations. In addition, a standard condition of approval that roof top equipment shall not exceed the height of the roof screen or parapet shall be applied.

11) Signage

The applicant is proposing a four (4) foot tall, curved monument sign located in a landscaped area at the west entrance of the project site. The sign would be constructed of 2x2 slate with raised letters, painted metal animal figurines and illuminated by ground-mounted recessed uplighting.

USE PERMIT

The applicant is requesting Use Permit approval for compact parking, pursuant to Section 57.02-18 (Conditional Uses Permitted by Commission-Permit modification of the automobile parking space), an outdoor dog park, pursuant to Section 57.02-10 (Park, playground), and an ancillary retail shop, pursuant to Section 31.03-11 (Retail commercial uses necessary to serve and appropriate to the industrial area).

Any approval of a Use Permit or Use Permit Amendment requires that the Planning Commission make the following findings:

1. The proposed use is consistent with the Milpitas Zoning Ordinance.
2. The proposed use is consistent with the Milpitas General Plan.
3. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

The following sections explain how these findings can be made for the proposed project, as conditioned.

Compact Parking

Parking standards for industrial districts permit up to 40% of total parking to be compact spaces for certain types of industrial businesses. However, the proposed animal facility is not considered an industrial use, therefore, the applicant is seeking a Use Permit to provide 19 compact parking spaces. The Planning Commission can approve modifications to parking space requirements where, in the particular instance, such modification will not be inconsistent with the

purpose and intent of the City Parking Standards (Section 53.00). The applicant is proposing to install 19 compact parking spaces located in a secured staff parking lot at the rear of the proposed animal facility. The compact parking spaces will not be available to the general public and are strictly for staff use. The applicant is proposing the 19 compact parking spaces in order to maximize parking on the site. In addition, the proposed compact parking spaces meet the parking standard width requirements for compact parking space and do not exceed 40% of required parking. The proposed compact parking spaces will allow a more efficient use of the project site.

Dog Park

The applicant is proposing to develop an approximately 23,000 square foot outdoors dog park. The dog park is proposed to be located in a fenced area at the front of the parcel along the south property line. The park would be open for Humane Society of Silicon Valley (HSSV) "members only" and provide a "no-leash" park for dogs to exercise and interact with their owners and other dogs. Hours of operation for the dog park are proposed to be 6:30 a.m. to 8:00 p.m. daily. The dog park includes an open lawn area landscaped with fescue turf, vinyl clad chain link fencing landscaped with climbing vines, and perimeter landscaping including Pink Floral Carpet, Fortnight Lily and Wayside. Existing rows of mature London Plane trees located to the north and a row of Ash along Ames Avenue would remain. A separate concrete exercise area (#1) is located at the northeast corner of the park. Access to the park is provided at the southwest and northeast corners of the park, as well as in front of the Doggie Daycare wing.

Phase 2 development of the site includes division of the Dog Park into two (2) parks for small and large dogs, pedestrian walkway with benches, 2 circular trellises, three (3) new exercise areas and additional landscaping.

Ancillary Retail Sales

The multi-purpose animal facility includes an approximately 600 square foot ancillary retail shop for HSSV members and the public to purchase items such as merchandise with HSSV logo, limited quantities of pet food and pet accessories (toys, collars, etc.). Hours of operation will be 10:30 a.m. to 8:00 p.m. weekdays and 10:00 a.m. to 6:00 p.m. on weekends. The proposed retail shop would be open to the public and serve the pet needs of employees in the surrounding industrial area.

CONFORMANCE WITH LOCAL PLANS AND ORDINANCES

General Plan

The proposed animal facility "S" Zone and Use Permit applications are consistent with the following Guiding Policies and Implementing Principles of the General Plan:

- 2.a-I-2 which promotes in-fill development in the incorporated city limits;
- 2.a-I-10 which fosters community pride and growth through beautification of existing and future development;

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- ❑ 2.a-I-6 which endeavors to maintain a balanced economic base that can resist downturns in any one economic sector;
- ❑ 2.a-I-3 which encourages economic pursuits which will strengthen and promote development through stability and balance.

The applicant is proposing to demolish an existing industrial building and develop a new, multi-purpose animal facility with a dog park. The project would be an in-fill project replacing an existing heavy industrial building with a new, multi-purpose animal facility. The new animal facility includes an outdoor dog park and significant landscaping, beautifying the existing industrial district. In addition, the animal facility will be located in an industrial park, therefore strengthening and promoting surrounding development and providing opportunities to the community for future economic pursuits.

Conformance with the Zoning Ordinance

Pursuant to Section XI-10-31.05 of the Zoning Ordinance, the proposed animal facility conforms with the development standards of the Heavy Industrial “M2” District in the following ways:

Zoning Code Development Standards	Proposed Project	Complies?
Building Height: 35 feet or 3 stories	30 feet 8 inches/1-story	Yes
Front & Street Side Setbacks = 25 feet from face of curb; none on side	90 feet-front;	Yes
Interior & Rear Setbacks = None	70 feet	Yes
FAR: 40 %	23%	Yes
Areas of lot required to be landscaped: required front yard	25 feet front yard	Yes
Utilities: All wires, pipes, cables and utility connections shall be placed in underground or subsurface conduits.	Staff will ensure conformance upon review of revised plan for building permits.	Yes

In addition, the proposed animal facility is consistent with the zoning ordinance in that veterinary clinics, hospitals or kennels are a permitted use in the Heavy Industrial (M2) district, pursuant to Sections 31.02-1 (Any use listed as a permitted use in the M1 district) and 30.02-8 (Veterinary clinics, hospital or kennel). Furthermore, the proposed compact parking, dog park and ancillary retail commercial use are all conditionally permitted, following review and approval by the Planning Commission. Due to the proposed mitigation measures, the proposed uses, as

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conditioned, will not be detrimental or injurious to property or improvements in the vicinity, nor to the public health, safety, and general welfare.

Staff reviewed the project within the context of the surrounding area and determined the application is consistent with Section XI-10-42.03 ("S" Zone Review Requirements). Properties on all sides of the project site are zoned Heavy Industrial (M2) and developed with manufacturing/warehouse structures of corrugated metal and concrete tilt-up construction. Surrounding uses include stucco and flooring manufacturing, packaging, recycling, tooling and warehousing. The proposed project is harmonious with the existing buildings and sites in the surrounding area because some of the proposed building materials are industrial in nature, such as the use of corrugated metal, aluminum window and door trim, and window glazing. In addition, the layout of the site and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development in that the proposed building is set back to the rear of the parcel, in keeping with adjacent industrial buildings, and proposed landscaping will beautify the project site.

Traffic/Circulation

The applicant submitted a Traffic Impact Analysis conducted by PHA Transportation Consultants, dated September 2004, to evaluate the potential project traffic generation impact and on-site circulation. The trip generation analysis was based on traffic surveys of a similar facility, the Tony LaRussa Animal Center, located in Walnut Creek. According to the TIA, trip generation of the proposed project would potentially generate 94 a.m. peak hour trips, 56 midday trips and 132 p.m. peak hour trips. The project will replace an existing 58,000 square foot industrial facility, which generates 42 a.m. peak hour and 42 p.m. peak hour trips. The net trip generation for the project would be 52 a.m. peak hour trips, 56 midday trips and 89 p.m. peak hour trips. City Transportation Planning staff determined the proposed project would impact the Montague Expressway/South Milpitas Boulevard intersection by an increase of 63 a.m. and p.m. peak hour trips southbound on South Milpitas Boulevard. The Montague Expressway traffic impact fee for the project has been included as a condition of approval and is in the amount of \$53,238.55.

Direct vehicular access to the animal facility would remain off on Ames Avenue at the two existing driveways located on the eastern and western portions of the site. Both driveways provide two-way vehicular traffic to staff and public parking areas (located at the sides, center and rear of the site) and provide good internal circulation. The driveways are located more than 300 feet apart and drive aisles are 25 and 26 feet wide, sufficiently accommodating vehicle travel in both directions and parking maneuvers. In addition, the TIA determined that both driveways operate at LOS A for a.m., midday and p.m. peak hours and would not have traffic operational or sight distance impacts on the site.

Environmental Review

An Initial Study (EA2004-8) and a Mitigated Negative Declaration have been prepared for this project. The twenty-day public review period was from October 7, 2004 to October 27, 2004.

Any comments received will be presented at the public hearing for this project. The environmental assessment identifies the following potential impacts related to this project:

- Biological Resources
- Hazards and Hazardous Materials

Further discussion of other potential impacts and mitigation measures are included in the attached Environmental Assessment No. EA2004-8.

Biological Resources

The project site consists of approximately 2.2 acres of undeveloped, fallow field that could be suitable habitat for Burrowing Owls. Burrowing Owls have been designated by the Department of Fish and Game as "Species of Special Concern". The applicant submitted a Burrowing Owl study, conducted by H.T. Harvey Associated on August 31, 2004, to determine the presence, or any potential habitat, for Burrowing Owls on site. According to the survey, no owls or secondary evidence (feathers, castings, prey remains) were observed at the project site. In addition, no ground squirrel burrows or other burrows suitable for owls occurred at the property. However, habitats for Burrowing Owls are ephemera, as they are created and maintained by transient fossorial animals, such as ground squirrels, and the project site conditions could change over time. *As a mitigation measure*, the applicant shall submit to the Planning Division a Western Burrowing Owl survey performed by a qualified ornithologist within 30 days prior to any grading, discing or site improvement permit issuance. If any individual or owl pairs are present on-site, mitigation plans shall be submitted to the Planning Division for approval and to the Department of Fish and Game.

Hazardous Materials

As part of this application, the applicant submitted a Phase I/II Environmental Site Assessment (ESA) completed by the Denali Group, dated May 22, 2002, and an Addendum, dated September 17, 2004. The former Great Western Chemical Company site is located adjacent (to the east) of the project site and, according to the Risk Assessment, is identified as a site of potential environmental concern. A solvent plume consisting of tetrachloroethene (PCE), trichloroethene (TCE) extends from the Great Western parcel to the northwest for several thousand feet, under the northeast section of the project site. Under the direction of the San Francisco Bay Regional Water Quality Control Board (RWQCB), numerous monitoring wells were installed in the late 1980's by Great Western Chemical to monitor shallow, intermediate and deep aquifers. Once the solvent plume was defined, a ground water extraction system was installed to extract contaminated groundwater. The contaminated groundwater is currently treated in an engineered treatment plant located adjacent to the east property line of the project site. The project applicant is not a responsible party and is not required to be involved in the mitigation activity of Great Western.

The Phase I/II ESA also identified lead-based paint on the walls of the existing manufacturing building that could present a risk of exposure to construction workers and the environment when the building is demolished. In addition, due to the age of the existing structure, asbestos may be

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present in the building. Demolition activities proposed by the project may involve use and transport of hazardous materials, including contaminated soil and/or groundwater, and building demolition debris containing lead and asbestos. Removal, relocation, and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and environment. *As a mitigation measure*, prior to the issuance of a demolition permit, the applicant will be required to perform and submit an asbestos and lead-based paint survey. If any lead based paint or asbestos containing materials are determined to be present, the materials shall be abated by a certified asbestos/lead abatement contractor and in accordance with federal and State construction worker health and safety regulations.

In addition, the applicant submitted a Risk Assessment, prepared by Earth Systems Consultants, dated May 2004, and an Addendum, dated August 26, 2004. According to the Risk Assessment, hydrochloric acid (HCL) at US Filter and methyl methacrylate at Floor Seal are the two most significant toxic substances generated from nearby industrial properties within ¼ mile of the project site that contain or use hazardous materials. It was determined that potential impacts from an accidental airborne hazardous material release could be reduced to a level of less than significant if the applicant prepares an Emergency Action Plan that incorporates training, evacuation plan, shelter-in-place program and installation of a wind/weather monitoring device. *As a mitigation measure*, and condition of approval, prior to occupancy, the applicant shall submit an Emergency Action Plan to the Fire Department for review and approval.

Long Term Impacts

The proposed project is for the operation of a multi-purpose animal facility located in an existing Heavy Industrial (M2) zoning district. As a condition, the applicant will be responsible for annually updating and modifying the required Emergency Action Plan for Fire Department approval as new tenants and hazardous materials are introduced into the industrial business park. The proposed project, as conditioned, will not require more restrictive standards for future tenants of the business park because of the animal facility.

Neighborhood/Community Impact

Based on the analysis and conclusions of this report, the proposed project is not anticipated to have any adverse impacts on parking, traffic, noise, odors, or be detrimental to the health and safety of the public. In addition, the project will not have adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, or loss of privacy.

RECOMMENDATION

Close the public hearing. Adopt the Initial Study and Mitigated Negative Declaration No. EA2004-8 and approve of 'S' Zone Application No SZ2004-3 and Use Permit No UP2004-7 based on the Findings and Recommended Special Conditions below.

FINDINGS

- 1) The Initial Study and Mitigated Negative Declaration (EIA No. EA2004-8) prepared for this project represents the independent review of the City of Milpitas Planning Staff and Planning Commission.

- 2) The proposed project, as mitigated, will not create any significant environmental impact as defined by the California Environmental Quality Act (CEQA).
- 3) The proposed project is consistent with Guiding Policies and Implementing Principles 2.a-I-2, 2.a-I-10, 2.a-I-6 and 2.a-I-3 of the General Plan in that the proposed animal facility will beautify the existing industrial area with an outdoor dog park and significant landscaping, as well as strengthen and promote surrounding development and provide opportunities for future economic pursuits. In addition, the overall development will be an in-fill project replacing an existing heavy industrial type uses.
- 4) As conditioned, the proposed project is consistent with the City of Milpitas Zoning Ordinance in terms of land use and development standards in that an animal facility is a permitted use and the proposed compact parking, dog park and ancillary retail commercial use area all conditionally permitted, following review and approval by the Planning Commission.
- 5) As conditioned, the layout of the site, design of the proposed building, and landscaping would be compatible and aesthetically harmonious with adjacent and surrounding development. The proposed building is located at the rear of the parcel, materials include corrugated metal and aluminum trim, the design incorporates industrial linear elements and proposed landscaping will enhance the industrial district.
- 6) Since the animal facility project would be adjacent to and surrounded by existing and future industrial development, no adverse impact such as shadows, view obstruction, or loss of privacy are anticipated.

SPECIAL CONDITIONS

1. These uses shall be conducted in compliance with all appropriate local, state and federal laws and regulations. (P)
2. This "S" Zone Approval (SZ2004-3) is for one, approximately 47,990 square foot building and associated site improvements, including the removal of 19 protected trees, in accordance with the plans approved on October 27, 2004, and as amended by the conditions below. Any modification to the project as proposed will require an "S" Zone Approval-Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for processing, as per Section 42.10 of the zoning code. (P)
3. Prior to issuance of building permits, the landscape plans shall reflect that all major building accent trees and parking space shade trees shall be a minimum of 24-inch box. (P)
4. The applicant shall provide details of the proposed building wall mounted light fixtures to the Planning Division for review. (P)
5. Prior to building permit issuance, the applicant shall provide details of the proposed trash enclosure painted to match the proposed building and connected to the sanitary sewer for spills and cleaning. (P)

6. Prior to issuance of building permits, the plans shall indicate all proposed utility connections are placed underground or in subsurface conduits. (P)
7. Prior to building permit issuance, the applicant shall submit details of air conditioning unit A-5, along with a cross section of roof and roof screen, to ensure the air conditioning unit will reside at or below the building rooftop screen on all elevations. In addition, a standard condition of approval that roof top equipment shall not exceed the height of the roof screen or parapet shall be applied.
8. Prior to the issuance of any permit for any roof-top equipment which projects above the height of any existing parapet wall or screen, detailed architectural plans for the screening of this equipment and/or line-of-sight view analysis demonstrating that the equipment will not be visible from surrounding view points shall be reviewed and approved by city staff in order to assure the screening of said equipment is in keeping with and in the interest of good architectural design principles. (P)
9. The decomposed granite parking areas shall be kept to where surfaces remain uneroded and level of service maintained. (P)
10. During all construction activities on-site, the project applicant/developer shall adhere to the following Best Management Practices as suggested by BAAQMD:
 - a) Watering all exposed or disturbed soil surfaces, at least twice daily, as necessary to eliminate visible dust plumes;
 - b) Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least a 2 feet freeboard level within their truck beds;
 - c) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles of debris, soil, sand, or other materials;
 - d) Suspension of all earthmoving or other dust-producing activities or equipment during periods of high winds when watering cannot eliminate visible dust plumes;
 - e) Apply water 3 times daily or apply (non-toxic) soil binders on all unpaved access roads parking areas and staging areas at construction sites;
 - f) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
 - g) Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets;
 - h) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more).
 - i) Limit traffic speeds on unpaved areas to 5 mph.
11. Measures shall be incorporated into project plans prior to issuance of any building permits:

- a) To the extent feasible, minimize the amount of run-off that drains directly to the storm drain system. Possible solutions may include the following mitigation measures:
 - b) Directing run-off to landscaped areas for natural infiltration.
 - c) Direct run-off to catch basins or holding areas to capture runoff and allow to infiltrate into the soil.
 - d) Re-grade the site so that most surface run-off will be directed to proposed landscaped areas.
12. Building permit plans shall show roof downspouts shall drain to landscape areas to the greatest extent possible. (P)
13. Prior to building permit issuance, the applicant shall submit details on the proposed building exterior wall-mounted light elements to the Planning Division for review and approval. (P)
14. During construction, the developer/applicant shall adhere to the following Best Management Practices (BMPs) as suggested in the Santa Clara Valley Non-point Source Pollution Control Program's "Best Management Practices for Industrial Storm Water Pollution Control": (P)
- a) Store building materials under cover or in enclosed areas.
 - b) Before painting, spread a ground cloth to collect paint.
 - c) Mix paint indoors before starting work.
 - d) Keep paint buckets away from contact with storm water.
 - e) Capture any paint spills before they flow into a storm drain.
 - f) During painting cleanup use proper procedures and prevent paint from flowing into storm drains.
15. This Use Permit approval No. UP2004-7 is for a dog park, ancillary commercial retail sales and 19 compact parking spaces, as shown on approved plans dated October 27, 2004, except as may be otherwise modified by these conditions of approval. Any modifications to compact parking spaces, dog park or change in nature of the operation shall require review and approval by the Planning Commission of an amendment to this Use Permit. Minor changes, as per Sec. 42-10-2 of the Milpitas Zoning Ordinance, to approved plans may be approved by the Planning Commission Subcommittee or Planning Division staff. (P)
16. Commencing on January 1, 2005, within 30 days prior to any grading, disking for fire or weed control, or site improvement permit issuance, the applicant shall submit to the Planning Division a Western Burrowing Owl survey performed by a qualified ornithologist. The survey shall be valid for 30 days, after which time a new survey will be required prior to any site/soil disturbance. The purpose of the survey is to locate any individual or owl pairs presently on-site and to be sure that they are included in subsequent mitigation efforts. Impacts to burrowing owls shall be mitigated through the protection and enhancement of off site habitat at a 1:1 acreage replacement ratio. The mitigation plan shall be submitted to the Planning Division for approval and to the Department of Fish & Game as a courtesy. No

grading or construction activity within habitat areas shall be allowed until the mitigation plan has been approved by the City Planning Division and the applicant has agreed to the mitigation measures or until such time as the applicant has entered into an agreement with the City to mitigate this impact, through a legal document approved by the City Attorney; this may include participation in a Citywide mitigation program. If so desired, the applicant may choose to enter into a mitigation agreement with the California Department of Fish & Game in lieu of an agreement with the City. The City shall accept a mitigation agreement between the applicant and DF&G as full compliance with the requirement for mitigation of burrowing owl habitat loss. (Mitigation Measure IV-a-1) (P)

17. Prior to demolition permit issuance or any pre-demolition activities, an asbestos and lead-based paint survey shall be performed. (Mitigation Measure VII-a-1) (P)
18. Prior to condition of approval for any demolition activity, if asbestos-containing materials are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the Bay Area Air Quality Management District. If lead-based paint is identified, then federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. In addition, if lead-based paint is identified, a contamination mitigation plan shall be submitted to and approved by the Department of Toxic Substance. (Mitigation Measure VII-a-2) (P)
19. Prior to occupancy, the Emergency Action Plan (EAP) shall be revised to include identification of key personnel in the implementation of the plan, training documentation, written evacuation plan showing evacuation routes, shelter in place and assembly areas, and location of emergency equipment. Once the Emergency Action Plan has been completed it shall be submitted to the Milpitas Fire Department for review for completeness prior to implementation. (Mitigation Measure VII-b-1) (P, F)
20. Before implementing the Emergency Action Plan, the employer shall designate and train a sufficient number of persons to assist in the safe and orderly emergency evacuation of employees. (Mitigation Measure VII-b-2) (P, F)
21. A drill utilizing all employees in their functions in the Emergency Response Plan, shall be scheduled and completed in the presence of the fire department prior to occupancy. This drill is to be completed on an annual basis. Also, monthly drills shall be conducted on site with Humane Society staff. All training drills shall be documented. (Mitigation Measure VII-b-3) (P, F)
22. A windsock or other approved wind/weather monitoring device shall be placed on site to aid in determining wind direction in the event of a nearby hazardous material release. (Mitigation Measure VII-b-4) (P, F)
23. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until

water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)

24. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer, and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)
25. At the time of building permit plan check submittal the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to any building permit issuance. (E)
26. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
27. The developer shall comply with Regional Water Quality Control Board's C-3 requirements and implement the following:
 - i. At the time of building permit plan check submittal, the developer shall submit a "final" Stormwater Control Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the C-3 requirements of the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
 - ii. Prior to building permit issuance, the developer shall submit an Operation and Maintenance (O&M) Report for the long-term operation and maintenance of C-3 treatment facilities.
 - iii. Prior to Final occupancy, the developer shall execute and record an O&M agreement with the City for the operation, maintenance and annual inspection of the C-3 treatment facilities.

- iv. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along Ames Avenue, including but not limited to curb and gutter, sidewalk, signage, striping, fire hydrants, storm drain, sewer and water services. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. (E)
28. Prior to building permit issuance, the developer shall dedicate necessary sidewalk and public service utility easements, as further shown on Engineering Services Exhibit "S" (dated 9/28/2004). (E)
29. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation, as further shown on Engineering Services Exhibit "S" (dated 9/28/2004). (E)
30. Based on the information submitted and the City records, this parcel does not appear to be a legal parcel of record. Before building permit issuance, the developer shall submit a title search to establish the legality of this parcel, obtain a Certificate of Compliance or file a parcel map. (E)
31. Prior to occupancy permit issuance, the applicant shall construct a trash enclosure, designed per the Development Guidelines for Solid Waste Services. City review/approval is required prior to construction of the trash enclosure. (E)
32. Prior to occupancy permit issuance, the property owner/manager shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with BFI for commercial services:
 - i. An adequate level of service for TRASH collection; minimum service level of 2-4 yard trash bin collected 3 times per week.
 - ii. An adequate level of service for RECYCLE collection; minimum service level of 2-4 yard recycle bin collected 3 times per week.
 - iii. After the applicant has started its business, BFI commercial representative shall determine the adequacy of the solid waste level of services. If services found to be inadequate, the property owner/manager shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234, x-264. (E)
33. Per Chapter 200, Title V of Milpitas Municipal Code (Ord. No. 48.7) solid waste enclosures shall be designed to limit the accidental discharge of any material to the storm drain system. The storm drain inlets shall be located away from the trash enclosures (a minimum of 25 feet). This is intended to prevent the discharge of pollutants from entering the storm drain system, and help with compliance with the City's existing National Pollution Discharge Elimination System (NPDES) Municipal permit. (E)
34. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)

35. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division.:

- i. Water Service Agreement(s) for water meter(s) and detector check(s).
- ii. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.

Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)

36. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:

- i. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
- ii. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.

37. Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)

38. At the time of building plan check submittal, the developer shall incorporated the changes shown on Engineering Services Exhibit "S"(dated 9/28/2004) in the design plans and submit three sets of civil engineering drawings showing all proposed utilities to the Land Development Engineer for plan check. (E)



August 31, 2004

Ms. Kim Duncan
455 E. Calaveras Boulevard
Milpitas, CA 95035-5411

Re: Humane Society Silicon alley
901 Ames Avenue
Milpitas, CA 95035

Dear Kim:

Pursuant to your request, the following shall serve to generally summarize the proposed programs and uses of the facility and the hours of operation. It is our understanding that this is for general information purposes and will not limit our actual hours of operation or use of the facility subject to the conditions of the Conditional Use Permit.

<u>Hours Of Operation</u>	<u>Days</u>	<u>Hours</u>
Incoming Animals	7 days/week	24 hours a day
Doggie Day Care	Mon-Fri	7:00am to 7:00 pm
Day Boarding	Mon-Sun	7:00am to 9:00pm
Spay/Neuter Clinic	Mon-Sat	7:00am to 7:00 pm
Retail Store	Mon-Fri	10:30 am to 8:00 pm
	Sat-Sun	10:00 am to 6:00 pm
Classrooms	Mon-Sun	
Public Adoptions	Mon-Fri	10:30 am to 8:00 pm
	Sat-Sun	10:00 am to 6:00 pm
Animal Support/Administration	7 days/week	8:00 am to 5:00 pm
Dog Park	7 days/week	6:30 am to 8:00 pm

With regard to the uses of the facility and the programs provided, we would like to first state our mission, which is "To promote value and respect for animal life by connecting people and pets through education and technology." Our new facility will allow us to better serve the community and provide greater animal care and training.

The following shall serve to summarize the proposed uses and programs

Incoming Animals

HSSV will be open 24 hours a day 7 days a week in order to receive animals.

Doggie Day Care

Doggie Day Care will provide an opportunity for patrons to drop off their dog before going to work and then pick them up at the end of the day. These dogs will be pre screened and evaluated for behavior and current shot records

Dog Boarding

Dog Boarding will be available to the general public for extended housing of dogs during ones time away from home.

Spay/Neuter Clinic

The Spay/Neuter Clinic is designed to serve both HSSV animals and the public for vaccinations, spay/neuter services and microchips.

Retail Store

The retail store is ancillary to the primary facility. Perspective pet owners will be able to purchase HSSV logo attire, limited pet food and pet accessories,

Public Adoptions

Incoming animals will be put up for adoption after health and behavior evaluation is performed.

Animal Support/Administration

HSSV staff will be on-site to support operations of HSSV.

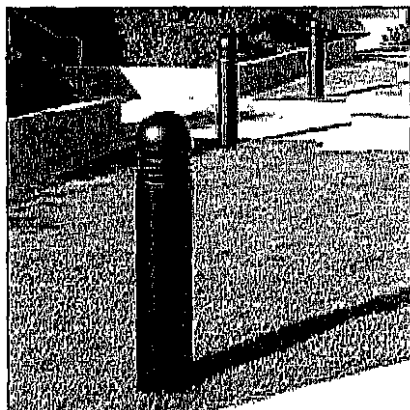
Dog Park

The dog park will be a members only dog park. Patrons will secure a membership card after an evaluation of each owner's dog is performed.

Sincerely,

Christine Benninger
President

[bollards](#) [canopy](#) [circa](#) [cylinders](#) [emergency](#) [fascia forms](#) [fascia plates](#) [fascia wash](#) [floods/spots](#)
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BRM820 Dome Top Louver Bollard

Rugged cast construction, tamper resistant hardware, and an extruded aluminum base all serve to make the dome top louver bollard a formidable opponent to casual vandalism. Illumination is uniform and glare free.

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Gardco Lighting

2661 Alvarado Street, San Leandro, CA 94577
800.227.0758 510.357.6900 FAX 510.357.3088

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Genlyte Thomas Group LLC



FIXTURE TYPE







C

HARDTOP

CP/MP POST TOP MOUNT

GENERAL DESCRIPTION: The Gardco Post Top Mounted Form 10 products are cylindrical (CP) or semi-spherical (MP) sharp cutoff luminaires using high intensity discharge lamps up to 750 watts (400w in the MA). Housings are one piece seamless spun aluminum and finished with either Architectural Class 1 anodizing or electrostatically applied polyurethane. Luminaires can accept one of six (6) interchangeable and rotatable precision segmented optical systems. Optional twin glow rings at post tops are available in (4) colors and are illuminated by the primary source.

ORDERING

HOUSING	DIAMETER	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
CP	17	1	3	175MH	120	BRA	HF
CP MP	17" 22"	1	 1 (Horizontal Lamp)  3 (Horizontal Lamp)  4X ^{6,7} (Horizontal Lamp)  Q (Horizontal Lamp)  FM (Horizontal Lamp)  VS ¹ (Vertical Lamp)	SEE TABLE BELOW	120 208 240 277 347 480 QUAD	BLA BRA NA BLP BRP NP WP SC	HS HF LF PC PCR POLY GRC GRY GRG GRR SG QS

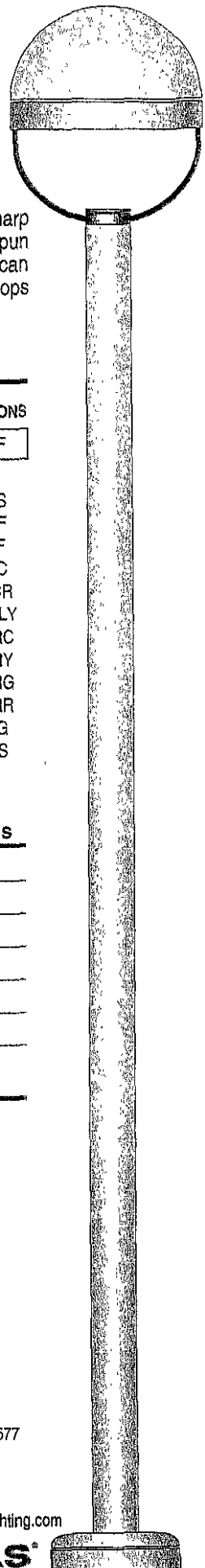
TYPE	HOUSING	DIAMETER	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

WATTAGE	OPTIONS				FINISH	
Housing	CP17	MP17	CP22	MP22	HS	Internal House Side Shield
100 HPS	100 HPS	250 HPS	250 HPS	HF	Internal House Side Shield	BLA Black Anodized
100 MV	100 MV	250 MV	250 MV	LF	In-Line Fusing	BRA Bronze Anodized
50 MH ²	50 MH ²	250 MH	250 MH	PC	Receptacle and Photocontrol	NA Natural Anodized
70 MH ²	70 MH ²	400 HPS	400 HPS	PCR	Photocontrol Receptacle only	BRP Bronze Paint
100 MH ²	100 MH ²	400 MV	400 MV	POLY	Polycarbonate sag lens in lieu of glass ⁸	BLP Black Paint
150 HPS ³	150 HPS ³	400 MH	400 MH	SG	Sag Glass (standard with Type 4X optics)	NP Natural Aluminum Paint
175 MV	175 MV	750 HPS ³		SG	Sag Glass	WP White Paint
175 MH	175 MH	750 MH ⁷		GRC	Glow Rings Clear	SC Special Color Paint
250 MV				GRY	Glow Rings Yellow	
250 MH				GRG	Glow Rings Green	
				GRR	Glow Rings Red	
				SG	Sag Glass	
					(Supplied standard with 4X optics and 750w CP22)	
				QS	Quartz Restrike ⁹	

NOTES

- Furnished with acrylic sag lens. VS not available with 17" mogul base.
- Medium base lamp.
- 150HPS ballast operates 55 volt lamp.
- 175W max on 17" units
- 22" units only
- Furnished with sag glass lens
- Not available with Type 4X

2661 Alvarado Street
San Leandro, CA 94577
U.S. 800/227-0758
CA 510/357-6900
FAX 510/357-3088
<http://www.thomaslighting.com>



A, A1, A2, B, B1, B2, B3

ECOROUND ERA/ERW

The Ecoround ERA arm mount and ERW wall mount are tapered cylindrical area luminaires. The precision segmented optical systems provide required light levels, even illumination, wide pole spacings and glare control. The housing is one-piece, seamless spun aluminum with two (2) integral reveals. The door frame is single piece cast aluminum and the lens is clear tempered flat or sag glass. The luminaire is completely sealed and gasketed to prevent intrusion from moisture, dust, insects and contaminants. The Ecoround may be specified with factory applied color accents which nest in the twin reveals at the lower end of the housing.

PHOTOMETRIC DISTRIBUTIONS



Type 2
2H - Horizontal Lamp



Type 5 Square
QH - Horizontal Lamp
QV - Vertical Lamp



Type 3
3H - Horizontal Lamp
3V - Vertical Lamp



Forward Throw
FH - Horizontal Lamp
FV - Vertical Lamp

ORDERING

PREFIX	MOUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
ER	A	20	1	3H	175MH	120	BRP	LF
ER	A W ³	20" 25" 30"	1 2 3 4	20" 2H 3H FH QH 3V ^{2,6} FV ^{2,6} QV ^{2,6}	25" 2H 3H FH QH 3V ² FV ² QV ²	30" 2H 3H FH QH 3V ² FV ² QV ²	120 208 240 277 347 480	BRP BLP WP NP SC
					70 HPS 100 HPS 150 HPS 100 MH ¹ 150 MH ¹ 175 MH 200 MH 250 MH	250 HPS 400 HPS 600 HPS 250 MH 400 MH	750 MH 750 HPS 1000 HPS ⁴ 1000 MH	LF HF HS CR PCB PCR PCT PTF MF ³
					3V-RNC ^{2,5} QV-RNC ^{2,5}	250 MH		

TYPE	PREFIX	MOUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
ER									
ER									
ER									

NOTES

- Not available in 480V.
- Supplied with sag glass lens.
- 20" and 25" units only.
- Not available with CWI Ballast.
- RNC - Reduced Nadir Candlepower
Should only be specified in applications requiring extreme maximum to minimum uniformity ratios (5 to 1 or lower).
Reduced luminaire efficiency will result in lower footcandle levels. Available on 30" unit only.
- Medium base only.

OPTIONS

- LF In-Line/In Pole Fusing
HF In Head Fusing
HS Internal House Side Shield
CR Colored Reveal (Specify Color. Subject to availability)
PCB Button Photocontrol (not Available in 480V)
PCR Locking Type Photocontrol Receptacle Only
PCT Locking Type Photocontrol Receptacle w/Photocontrol (not available in 480V)
PTF Pole Top Filter

FINISH

- BRP Bronze paint
BLP Black paint
WP White paint
NP Natural paint
SC Special Color paint (Specify)
MF³ Mast Arm

RECEIVED

MAY 03 2004

2661 Alvarado Street, San Leandro, CA 94577
800.227.0758 (CA) 510.357.6900 FAX 510.357.3088
http://www.thomaslighting.com

CITY OF MILPITAS
PLANNING DIVISION

lyte Thomas Group LLC





E11075
E11975

CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

ENDORSED

OCT 6 2004

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

HUMANE SOCIETY OF SILICON VALLEY
EIA NO. EA2004-8

BRENDA DAVIS, County Clerk-Recorder
Santa Clara County

By _____ Deputy

NOTICE IS HEREBY GIVEN that a Mitigated Negative Declaration (a statement briefly describing the reasons that the proposed project, once mitigated, **will not** have a significant effect on the environment) has been completed by the City of Milpitas Planning Division for the operation of a church in the heavy industrial zoning district as described below.

Project Description: The project applicant is requesting Use Permit and S' Zone approval to demolish an existing industrial building and construct a 47,990 square foot multi-purpose animal facility located in the Ames Industrial Park. Proposed uses include adoption services, dog park and daycare, boarding, educational classes, spay/neuter clinic, café, and offices. The project is proposed in two (2) phases: Phase I for the demolition of the existing building, construction of animal facility and limited site modifications; Phase II for enhanced landscaping, fencing and other exterior site amenities.

Project Location: The project is located at 901 Ames Avenue, Milpitas, CA (APN: 086-31-006).

Document Availability: A copy of the Initial Study and Mitigated Negative Declaration (and all documents they reference) are available for review at the Planning Division, 455 East Calaveras Boulevard, Milpitas, CA 95035. You may also obtain a copy of the Initial Study and Mitigated Negative Declaration by calling Kim Duncan (408) 586-3283 and requesting one.

Public Review Timeline: Written public comment on the Initial Study and Mitigated Negative Declaration may be submitted between October 7, 2004 and October 27, 2004 to the Milpitas Planning Division, Attention Kim Duncan, 455 East Calaveras Boulevard, Milpitas, CA 95035.

Planning Commission Consideration: It is anticipated that the Planning Commission will consider this Mitigated Negative Declaration, all written comments received by October 27, 2004, and the project proposal at its meeting of October 27, 2004 at 7:00 p.m. Any person wishing to be heard on this item may attend this meeting and address the Commission. The meeting will be held in the Council Chambers at Milpitas City Hall, 455 East Calaveras Boulevard, Milpitas, CA.

Questions: If you have any questions on this project please contact Kim Duncan, Project Planner, City of Milpitas (408) 586-3283.

OCT 6 2004
POSTED ON _____ THROUGH _____
IN THE OFFICE OF THE COUNTY CLERK-RECORDER
BRENDA DAVIS, COUNTY CLERK
BY _____
DANIEL B. AGUILAR



CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

E11975

HUMANE SOCIETY OF SILICON VALLEY ENVIRONMENTAL IMPACT ASSESSMENT (EA2004-8) INITIAL STUDY

Project Description:

The project applicant is requesting Use Permit and S' Zone approval to demolish an existing 57,000 square foot industrial building and construct a 47,990 square foot multi-purpose animal facility located in the Ames Industrial Park. Proposed uses include adoption services, dog park and daycare, boarding, educational classes, spay/neuter clinic, café, and offices. Hours of operation would provide numerous services on a daily basis, with around-the-clock intake services for new animals. The project is proposed in two (2) phases: Phase I for the demolition of the existing building, construction of animal facility and limited site modifications; Phase II for enhanced landscaping, fencing and other exterior site amenities.

The proposed project is located on a 4.86-acre parcel north of Ames Avenue, midway between Sinclair Frontage Road and Berryessa Creek, south of Yosemite Drive. The parcel is currently developed with an approximately 57,000 square foot industrial building that was previously occupied by Holland-Pacific Hitch Company. Adjacent to the project site is the former Great Western Chemical Company to the east and Micro-Scientific Glass Blowing to the west. Surrounding parcels are developed with heavy industrial and warehouse buildings with occupants such as King Stucco, Floor Seal, US Filter, Infinity Packaging, and HK Tooling & Design.

Responses Needing Clarification and Responses to Less Than Significant and Mitigated Impacts

Listed below are responses to all answers which need clarification or were checked "less than significant" and "less than significant with mitigation" on the checklist (Part II of this Initial Study). Responses here are presented in the same order in which they appear on the checklist:

Air Quality

Response to Question III-d:

The project site is located adjacent to the former Great Western Chemical site which, according to the Phase I/II Environmental Site Assessment, is identified as a site of potential environmental concern due to contaminated groundwater with tetrachloroethene (PCE), trichloroethene (TCE) and daughter products. As ongoing mitigation, groundwater containing PCE/TCE solvents extracted from the plumes are mitigated in the air-stripping/carbon polish system treatment plant, which could be a potential health risk hazard to the project site by emissions to the atmosphere from the operation of the groundwater remediation air stripping system. However, the Bay Area Air Quality Management District (BAAQMD) regulates and oversees

monitoring of the treatment plant. In addition, the BAAQMD requires emissions levels be maintained so that no solvent exposure will exceed the human health risk standards, therefore, the impact is anticipated to be less than significant.

Biological Resources:

Response to Question IV-a:

The project site consists of approximately 2.2 acres that has remained undeveloped and is currently unvegetated. A Burrowing Owl Survey of the project site was conducted on August 31, 2004 by H.T. Harvey Associates to determine the presence, or any potential habitat, for Burrowing Owls. According to the survey, no Burrowing Owls or secondary evidence (feathers, castings, prey remains) were observed at the project site. In addition, no ground squirrel burrows or other burrows suitable for owls occurred at the property. However, habitats for Burrowing Owls are ephemeral, as they are created and maintained by transient fossorial animals, such as ground squirrels, and the project site conditions could change over time. The potential presence of Burrowing Owls on the project site could change prior to pre-grading or construction activities, therefore the impact would be considered significant unless mitigated. However, the Burrowing Owl Survey recommends a follow-up survey be conducted if site development does not occur within 3 months (December 31, 2004). If Burrowing Owls were observed at the project site, mitigation measures would require off-site habitat protection and enhancement at a 1:1 acreage replacement ratio, therefore, the impact would be considered less than significant with mitigation.

MM IV-a-1: Commencing on January 1, 2005, within 30 days prior to any grading, discing for fire or weed control, or site improvement permit issuance, the applicant shall submit to the Planning Division a Western Burrowing Owl survey performed by a qualified ornithologist. The survey shall be valid for 30 days, after which time a new survey will be required prior to any site/soil disturbance. The purpose of the survey is to locate any individual or owl pairs presently on-site and to be sure that they are included in subsequent mitigation efforts. Impacts to burrowing owls shall be mitigated through the protection and enhancement of off site habitat at a 1:1 acreage replacement ratio. The mitigation plan shall be submitted to the Planning Division for approval and to the Department of Fish & Game as a courtesy. No grading or construction activity within habitat areas shall be allowed until the mitigation plan has been approved by the City Planning Division and the applicant has agreed to the mitigation measures or until such time as the applicant has entered into an agreement with the City to mitigate this impact, through a legal document approved by the City Attorney; this may include participation in a Citywide mitigation program. If so desired, the applicant may choose to enter into a mitigation agreement with the California Department of Fish & Game in lieu of an agreement with the City. The City shall accept a mitigation agreement between the applicant and DF&G as full compliance with the requirement for mitigation of burrowing owl habitat loss.

Hazards and Hazardous Materials:

Response to Question VII-a:

The project site is developed with an approximately 57,000 square foot industrial building, originally constructed in 1958, which the applicant is proposing to demolish. According to the Phase I/II Environmental Site Assessment by the Denali Group, submitted by the applicant, limited samplings revealed the presence of lead-base paint on the existing structure.

Construction activities proposed by the project may involve use and transport of hazardous materials, including contaminated soil and/or groundwater, and building demolition debris containing lead and asbestos. Removal, relocation, and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risk to workers, the public, and environment, therefore the impact would be considered significant unless mitigated. However, an addendum (dated September 17, 2004) to the Phase I/II ESA recommends the applicant follow demolition guidelines requiring testing for asbestos and lead-based paint prior to demolition in order to mitigate environmental exposure and to segregate the hazardous materials from non-hazardous construction debris. In addition, if lead-based paint or asbestos is identified, Bay Area Air Quality Management District, as well as Federal and State construction regulations shall be followed during construction activities. Therefore, with lead/asbestos testing, demolition guidelines, and applicable regulations, the impact would be reduced to a level considered less than significant with mitigation.

MM VII-a-1: Prior to demolition permit issuance or any pre-demolition activities, an asbestos and lead-based paint survey shall be performed.

MM VII-a-2: Prior to condition of approval for any demolition activity, if asbestos-containing materials are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the Bay Area Air Quality Management District. If lead-based paint is identified, then federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. In addition, if lead-based paint is identified, a contamination mitigation plan shall be submitted to and approved by the Department of Toxic Substance.

Response to Question VII-b:

The proposed project site is located in an existing industrial park developed with businesses such as King Stucco, Floor Seal, US Filter and HK Tooling & Design. The applicant is proposing to operate an animal facility in an existing heavy industrial building which could subject the public and sensitive receptors (children and elderly) to hazardous materials in the event of an accidental release. According to a Risk Assessment submitted by the applicant, there are 2 facilities within ¼ mile of the project site that contain or use hazardous materials in excess of threshold planning quantities, therefore the impact would be considered significant unless mitigated. However, the Milpitas Fire Department recommends the applicant prepare an Emergency Action Plan (Plan) that incorporates training, evacuation plan, and a shelter-in-place program. In addition, the Milpitas Fire Department recommends the installation of an approved wind/weather monitoring device. Therefore, with these programs in place, the impacts would be reduced to a level of less than significant with mitigation incorporation.

MM VII-b-1: Prior to occupancy, the Emergency Action Plan shall be revised to include identification of key personnel in the implementation of the plan, training documentation, written evacuation plan showing evacuation routes, shelter in place and assembly areas,

and location of emergency equipment. Once the Emergency Action Plan has been completed it shall be submitted to the Milpitas Fire Department for review for completeness prior to implementation.

MM VII-b-2: Before implementing the EAP, the employer shall designate and train a sufficient number of persons to assist in the safe and orderly emergency evacuation of employees. The employer shall advise each employee of his/her responsibility under the plan.

MM VII-b-3: A drill utilizing all employees in their functions in the Emergency Response Plan, shall be scheduled and completed in the presence of the fire department prior to occupancy. This drill is to be completed on an annual basis. Also, monthly drills shall be conducted on site with Humane Society staff. All training drills shall be documented.

MM VII-b-4: A windsock or other approved wind/weather monitoring device shall be placed on site to aid in determining wind direction in the event of a nearby hazardous material release.

Response to Question VII-d:

The project site is located adjacent to a property formerly occupied by the Great Western Chemical Company. This site has been identified as a site of potential environmental concern. Previous hazardous material releases of tetrachloroethene (PCE), trichloroethene (TCE) and daughter products were identified in groundwater, with the solvent plume extending northwest across the northern portion of the project site. A groundwater extraction system was installed to treat contaminated groundwater in an engineered treatment plant located adjacent to the east property line of the project site. However, the project site is not located on a site which is included on a list of hazardous materials sites and, therefore, would not create a significant hazard to the public or the environment and would be considered a less than significant impact.



E11975

CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NO. EA2004-8

A NOTICE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED (PUBLIC RESOURCES CODE 21,000 ET SEQ.), THAT THE HUMANE SOCIETY OF SILICON VALLEY, WHEN IMPLEMENTED WITH THE REQUIRED MITIGATIONS, WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Project Title: Humane Society of Silicon Valley

Project Description: The project applicant is requesting Use Permit and S' Zone approval to demolish an existing 57,000 square foot industrial building and construct a 47,990 square foot multi-purpose animal facility located in the Ames Industrial Park. Proposed uses include adoption services, dog park and daycare, boarding, educational classes, spay/neuter clinic, café, and offices. Hours of operation would provide numerous services on a daily basis, with around-the-clock intake services for new animals. The project is proposed in two (2) phases: Phase I for the demolition of the existing building, construction of animal facility and limited site modifications; Phase II for enhanced landscaping, fencing and other exterior site amenities.

Project Location: 901 Ames Avenue (APN: 086-31-006).

Project Proponent: Humane Society of Silicon Valley, 2530 Lafayette Street,
Santa Clara, CA 95050

The City of Milpitas has reviewed the Environmental Impact Assessment for the above project based on the information contained in the Environmental Information Form and the Initial Study and finds that the project will have no significant impact upon the environment with the implementation of the following mitigation measures, as recommended in the EIA.

Required Mitigation Measures:

Mitigation Measure IV-a-1: Commencing on January 1, 2005, within 30 days prior to any grading, discing for fire or weed control, or site improvement permit issuance, the applicant shall submit to the Planning Division a Western Burrowing Owl survey performed by a qualified ornithologist. The survey shall be valid for 30 days, after which time a new survey will be required prior to any site/soil disturbance. The purpose of the survey is to locate any individual or owl pairs presently on-site and to be sure that they are included in subsequent mitigation efforts. Impacts to burrowing owls shall be mitigated through the protection and enhancement of off site habitat at a 1:1 acreage replacement ratio. The mitigation plan shall be submitted to the Planning Division for approval and to the Department of Fish & Game as a courtesy. No grading or construction activity within habitat areas shall be allowed until the mitigation plan has

been approved by the City Planning Division and the applicant has agreed to the mitigation measures or until such time as the applicant has entered into an agreement with the City to mitigate this impact, through a legal document approved by the City Attorney; this may include participation in a Citywide mitigation program. If so desired, the applicant may choose to enter into a mitigation agreement with the California Department of Fish & Game in lieu of an agreement with the City. The City shall accept a mitigation agreement between the applicant and DF&G as full compliance with the requirement for mitigation of burrowing owl habitat loss.

Mitigation Measure VII-a-1: Prior to demolition permit issuance or any pre-demolition activities, an asbestos and lead-based paint survey shall be performed.

Mitigation Measure VII-a-2: Prior to condition of approval for any demolition activity, if asbestos-containing materials are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the Bay Area Air Quality Management District. If lead-based paint is identified, then federal and State construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. In addition, if lead-based paint is identified, a contamination mitigation plan shall be submitted to and approved by the Department of Toxic Substance.

Mitigation Measure VII-b-1: Prior to occupancy, the Emergency Action Plan (EAP) shall be revised to include identification of key personnel in the implementation of the plan, training documentation, written evacuation plan showing evacuation routes, shelter in place and assembly areas, and location of emergency equipment. Once the Emergency Action Plan has been completed it shall be submitted to the Milpitas Fire Department for review for completeness prior to implementation.

Mitigation Measure VII-b-2: Before implementing the Emergency Action Plan, the employer shall designate and train a sufficient number of persons to assist in the safe and orderly emergency evacuation of employees.

Mitigation Measure VII-b-3: A drill utilizing all employees in their functions in the Emergency Response Plan, shall be scheduled and completed in the presence of the fire department prior to occupancy. This drill is to be completed on an annual basis. Also, monthly drills shall be conducted on site with Humane Society staff. All training drills shall be documented.

Mitigation Measure VII-b-4: A windsock or other approved wind/weather monitoring device shall be placed on site to aid in determining wind direction in the event of a nearby hazardous material release.

E11975

Copies of the E.I.F. and E.I.A. may be obtained at the Milpitas Planning Department, 455
E. Calaveras Boulevard, Milpitas, CA 95035.

By: *Kim Dunca*
Project Planner



**ENVIRONMENTAL
IMPACT ASSESSMENT NO: EA2004-8**

Planning Division

455 E. Calaveras Blvd., Milpitas, CA 95035

(408) 586-3279

Prepared by: Kim DuncanOctober 6, 2004
(date)Title: Project Planner

1. Project title: Humane Society of Silicon Valley
2. Lead Agency Name and Address: City of Milpitas, 455 East Calaveras Boulevard, Milpitas, CA 95035
3. Contact person and phone number: Kim Duncan, (408) 586-3283
4. Project location: 901 Ames Avenue, Milpitas, CA 95035
5. Project sponsor's name and address:
Humane Society of Silicon Valley, 2530 Lafayette Street, Santa Clara, CA 95050

6. General plan designation: Manufacturing & Warehousing
7. Zoning: Heavy Industrial (M2)
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The applicant is proposing to demolish an existing 57,000 square foot industrial building (formerly Holland-Pacific Hitch Company) and construct a 47,990 square foot building for the operation of a multi-purpose animal facility, located in the Ames Industrial Park. Proposed uses include adoption services, dog-park, doggie daycare, animal boarding, physical and behavioral evaluation, educational classes, medical/surgical and offices. The project will consist of two (2) phases: Phase I will include the demolition and construction of the animal facility and Phase II will include enhanced landscaping, fencing and other exterior site amenities.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The proposed project is located on a 4.86 acre parcel north of Ames Avenue, midway between Sinclair Frontage Road and Berryessa Creek, south of Yosemite Drive. The parcel is currently developed with an approximately 57,000 square foot industrial building that was previously occupied by Holland-Pacific Hitch Company. Adjacent to the project site is the former Great Western Chemical Company to the east and Micro-Scientific Glass Blowing to the west. Surrounding parcels are developed with heavy industrial and warehouse buildings with occupants such as King Stucco, Floor Seal, US Filter, Infinity Packaging, and HK Tooling & Design.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: 10/6/04 Project Planner: Kim Duncan Kim Duncan
Signature Printed Name

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
I. AESTHETICS:						
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,17 18
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,17 18
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,17 18
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,17 18
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 18
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 13,18
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 13,18

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

III. AIR QUALITY: (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,9, 26
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
IV. BIOLOGICAL RESOURCES: Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,17, 18,30
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,18
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,18
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,27
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,18
V. CULTURAL RESOURCES: Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 15,16
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 17,18
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 17,18
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 17,18
VI. GEOLOGY AND SOILS: Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,8 11,13
VII. HAZARDS AND HAZARDOUS MATERIALS:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,11, 26,29
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,11, 26,29
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 26,29

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 26,29
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 26
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 26
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 26
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11
VIII. HYDROLOGY AND WATER QUALITY:						
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 21
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,21
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,23, 28

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,23,28
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,23,28
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2, 23,28
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,20
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,20
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,20
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,20
IX. LAND USE AND PLANNING:						
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13 18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
X. MINERAL RESOURCES:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
XI. NOISE:						
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,18
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
XII. POPULATION AND HOUSING:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,18
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,18
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,18
XIII. PUBLIC SERVICES:						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
XIV. RECREATION:						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,18
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,18
XV. TRANSPORTATION/TRAFFIC: Would the project:						
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,4, 11,13, 18
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,4, 11,13, 18
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,4, 11,13, 18
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,4, 11,13, 18
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,4
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,4

WOULD THE PROJECT:	IMPACT					Source
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g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,4,11, 13
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,22
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,22
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,23, 28
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,21
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,22
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11

WOULD THE PROJECT:	IMPACT					Source
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,17, 18,27 30
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 13,18
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,9 11,26 29

ENVIRONMENTAL IMPACT ASSESSMENT
SOURCE KEY

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. June 1994 Water Master Plan
22. June 1994 Sewer Master Plan
23. July 2001, Storm Master Plan
24. Bikeway Master Plan
25. Trails Master Plan
26. Other: ESA Phase I/II, dated May 22, 2002, and Addendum, dated September 17, 2004, submitted by applicant
27. Other: Milpitas Municipal Code

28. Other: Storm Water Pollution Prevention Plan, dated September 20, 2004, submitted by applicant
29. Other: Risk Assessment, dated May 2004, and Addendum, dated August 26, 2004, submitted by applicant
30. Other: Burrowing Owl Survey, dated August 31, 2004, submitted by applicant